



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 10, 2005

ITEM NUMBER: *II.4*

SUBJECT: ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-04-17
1992 ANAHEIM AVENUE

DATE: SEPTEMBER 29, 2005

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754.5136

DESCRIPTION


The applicant requests a one-year extension of time for a project approved by the Planning Commission to allow a second floor addition to a single-family residence and to construct a 2-story duplex with attached 4-car garage at the rear of the lot, as well as to allow reduced driveway width and to waive driveway parkway landscaping requirement.

APPLICANT

LamTristan Nguyen is representing the property owner, Nguyen and Duong General Partnership.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.


WENDY SHIH
Associate Planner


R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1992 Anaheim Ave. Application: PA-04-17

Request: Variance from driveway landscaping requirement (10 ft. required; 0 ft. proposed), design review for a second floor addition to an existing residence and to construct a new, two-story duplex at the rear of the lot, and a minor modification for driveway width (16 ft. required; 12 ft. proposed)

SUBJECT PROPERTY:

Zone: R2-HD
 General Plan: High Density Residential
 Lot Dimensions: 56.78 ft. x 194.2 ft.
 Lot Area: 11,026 sq.ft.
 Existing Development: Single-family residence with a single-car garage.

SURROUNDING PROPERTY:

North: All surrounding properties
 South: are residentially zoned
 East: and developed with
 West: zoning designation of R2-HD

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	100 ft.	56.78 ft.*
Lot Area	12,000 sq. ft.	11,026 sq. ft.*
Density:		
Zone	1 du/3,000 sq. ft.	1 du/3,675 sq. ft.
General Plan	1 du/2,178 sq.ft.	Same as above
Building Coverage:		
Buildings	N/A	27% (2,963 sq. ft.)
Paving	N/A	31% (3,469 sq. ft.)
Open Space	40% (4,410 sq. ft.)	42% (4,594 sq. ft.)
TOTAL	100%	100% (11,026 sq. ft.)
Rear Yard Coverage:	25 % (284 sq.ft.) max.	10% (112 sq.ft.)
Building Height:	2 stories/27 ft.	2-stories/ 25 ft. max.
Ratio of 2 nd floor to 1 st floor**:	80% recommended	Front Bldg. 75% (822 sq.ft./1,090 sq.ft.) Rear Bldg. 84% (1,612 sq.ft./1,922 sq.ft.)
Setbacks (new structure):		
Front (distance between bldgs.)	10 ft.	71 ft.
Side (left/right)	5 ft./5 ft.	Front Bldg. 12 ft./4 ft.* Rear Bldg. 5 ft./5 ft.
2 nd Floor Side (left/right)**	10 ft. average recommended	Front Bldg. 16.4 ft. avg./11.2 ft. avg. Rear Bldg. 10 ft./10 ft.
Rear (1 st floor/2 nd floor)	10 ft./20 ft.	17.6 ft./20 ft.
Parking:		
Covered	3	5
Open	6	4
Guest	2	2
TOTAL	11 Spaces	11 Spaces
Driveway Width:	16 ft.	12 ft.***
Parkway Landscaping:	10 ft. wide/ 3 ft. min. dimension	0 ft.****
CEQA Status	Exempt, Class 3	
Final Action	Planning Commission	

- * Existing nonconforming.
 ** Design Guidelines
 *** Minor Modification requested
 **** Variance requested

BACKGROUND/PROJECT DESCRIPTION

On September 13, 2004, the Planning Commission approved a variance from driveway landscaping requirement (10 ft. required; 0 ft. proposed), design review for a second floor addition to an existing residence and to construct a new, two-story duplex at the rear of the lot, and a minor modification for driveway width (16 ft. required; 12 ft. proposed). Project approval is valid for one year unless building permits are obtained or the applicant requests an extension of time. Since building permits were not obtained prior to the expiration of the project, the applicant requests an extension of time.

Although building permits were not obtained prior to the one-year time limit, Code allows the final review authority (Planning Commission) to extend a planning application for successive periods of one year upon showing of good cause by the applicant. Due to family problems, the applicant was unable to obtain permits prior to the project expiration.

ANALYSIS

In approving the project, Planning Commission found that the variance from driveway parkway landscaping was justified based on the relatively short length of the proposed driveway, which will reduce the visual impact the driveway will have. Also, it is an existing driveway so the view of the driveway from the street will not change as a result of the new construction. The existing 12 ft. wide driveway will provide adequate on-site circulation for the 3 units. The project still meets the residential design guidelines and all development standards for the residential zone are unchanged since this project was approved. The original staff report for the September 13, 2004, meeting is attached for reference.

ALTERNATIVES

The proposed project could not be built if the requested extension of time is denied.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act.

CONCLUSION

The proposed project is the same as that approved by Planning Commission last year. Applicable code sections and residential design guidelines have not changed since Planning Commission's approval. Therefore, staff recommends approval of the extension of time.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Planning Commission Agenda Report for September 13, 2004
 Zoning/Location Map
 Plans
 Letter from Applicant dated August 30, 2005

cc: Deputy City Mgr.-Dev. Svs. Director
Acting City Attorney
Sr. Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

LamTristan Nguyen
12461 Merrill St.
Garden Grove, CA 92840

File: 101005PA0417TimeExt	Date: 092905	Time: 2:30 p.m.
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A

RESOLUTION NO. PC-05-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING A ONE-YEAR TIME
EXTENSION FOR PLANNING APPLICATION PA-04-17**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by LamTristan Nguyen, representing Nguyen and Dhong General Partnership, the property owner with respect to the real property located at 1992 Anaheim Avenue, requesting approval of a variance from driveway landscaping requirement (10 ft. required; 0 ft. proposed), design review for a second floor addition to an existing residence and to construct a new, two-story duplex at the rear of the lot, and a minor modification for driveway width (16 ft. required; 12 ft. proposed), in the R2-HD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 2005.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** a one-year time extension for Planning Application PA-04-17 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-04-17 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 10th day of October, 2005.

Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on October 10, 2005, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance from parkway landscaping requirements. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, the existing house precludes providing both the required minimum driveway width and driveway parkway landscaping. The original intent of the driveway landscaping was to provide visual relief for driveways serving multiple-family and common-interest developments where driveways are often longer. The shorter depth of this lot will not create a negative visual impact. The deviation granted is the minimum necessary to accommodate the proposed development and does not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is located.
- B. The information presented substantially complies with section 13-29(g)(6) of the Costa Mesa Municipal Code in that the improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to the property and improvements within the neighborhood. Specifically, the minor modification for a 12 ft. wide driveway will not negatively impact on- or off-site circulation/access. The 12 ft. width will still provide adequate circulation and access for three units.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project complies with the City of Costa mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This minor design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
- D. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The project is consistent with the General Plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
 - e. The cumulative effects of all planning applications have been considered.

- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- F. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- G. The rear building of this development is at an excessive distance from the street, but the plan does not lend itself to fire apparatus access or placement of an on-site fire hydrant. Problems associated with the depth of buildings on the property can be somewhat reduced by installation of a residential sprinkler system.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. This project will expire on September 13, 2006, unless building permits are obtained or the applicant requests, and is granted, an extension of time.
Project shall comply with all conditions of approval as originally approved for PA-04-17.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 13, 2004

VIII. 4

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-04-17
1992 ANAHEIM AVENUE

DATE: SEPTEMBER 2, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

DESCRIPTION

The applicant is requesting approval of a variance from driveway landscaping requirement (10 ft. required; 0 ft. proposed); design review for a second floor addition to an existing residence; construct a new, two-story duplex at the rear of the lot; and a minor modification for driveway width (16 ft. required; 12 ft. proposed).

APPLICANT

LamTristan Nguyen is representing the property owner, Nguyen and Duong General Partnership.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

WENDY SHIH
Associate Planner

PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1992 Anaheim Ave. Application: PA-04-17

Request: Variance from driveway landscaping requirement (10 ft. required; 0 ft. proposed), design review for a second floor addition to an existing residence and to construct a new, two-story duplex at the rear of the lot, and a minor modification for driveway width (16 ft. required; 12 ft. proposed)

SUBJECT PROPERTY:

Zone: R2-HD
 General Plan: High Density Residential
 Lot Dimensions: 56.78 ft. x 194.2 ft.
 Lot Area: 11,026 sq. ft.
 Existing Development: Single-family residence with a single-car garage.

SURROUNDING PROPERTY:

North: All surrounding properties
 South: are residentially zoned
 East: and developed with
 West: zoning designation of R2-HD

DEVELOPMENT STANDARD COMPARISON

Development Standard Required/Allowed Proposed/Provided

Lot Size:		
Lot Width	100 ft.	56.78 ft. *
Lot Area	12,000 sq. ft.	11,026 sq. ft. *
Density:		
Zone	1 du/3,000 sq. ft.	1 du/3,675 sq. ft.
General Plan	1 du/2,178 sq. t.	Same as above
Building Coverage:		
Buildings	N/A	27% (2,963 sq. ft.)
Paving	N/A	31% (3,469 sq. ft.)
Open Space	40% (4,410 sq. ft.)	42% (4,594 sq. ft.)
TOTAL	100%	100% (11,026 sq. ft.)
Rear Yard Coverage:	25 % (284 sq. ft.) max.	10% (112 sq. ft.)
Building Height:	2 stories/27 ft.	2-stories/ 25 ft. max.
Ratio of 2 nd floor to 1 st floor**:	80% recommended	Front Bldg. 75% (822 sq. ft./1,090 sq. ft.) Rear Bldg. 84% (1,612 sq. ft./1,922 sq. ft.)
Setbacks (new structure):		
Front (distance between buildings)	10 ft.	71 ft.
Side (left/right)	5 ft./5 ft.	Front Bldg. 12 ft./4 ft. * Rear Bldg. 5 ft./5 ft.
2 nd Floor Side (left/right) **	10 ft. average recommended	Front Bldg. 16.4 ft. avg./11.2 ft. avg. Rear Bldg. 10 ft./10 ft.
Rear (1 st floor/2 nd floor)	10 ft./20 ft.	17.6 ft./20 ft.
Parking:		
Covered	3	5
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Guest	2	2
TOTAL	11 Spaces	11 Spaces
Driveway Width:	16 ft.	12 ft. ***
Parkway Landscaping:	10 ft. wide/ 3 ft. min. dimension	0 ft. ****

CEQA Status Exempt, Class 3
 Final Action Planning Commission

*Existing nonconforming.

**Design Guidelines

***Minor Modification requested

****Variance requested

BACKGROUND/PROJECT DESCRIPTION

The subject site is developed as a single-family residence with an attached single-car garage. The applicant is proposing to add a second floor to the residence, and construct a 2-story duplex with attached 4-car garage at the rear of the lot.

ANALYSIS

VARIANCE (LANDSCAPE PARKWAY)/MINOR MODIFICATION (DRIVEWAY WIDTH)

The existing residence has a 12 ft. left (north) and a nonconforming 4 ft. right (south), side setback. It is situated on a lot with nonconforming lot width and area (100 ft. wide and 12,000 sq. ft. required; 56 ft. wide and 11,026 sq. ft. existing). There is an existing 12 ft. wide driveway along the left (north) side leading to the back of the lot. Since the applicant proposes a new duplex on the property, the driveway will become a common driveway serving three units, triggering a landscaped parkway and new driveway width requirements.

The zoning code requires a 16 ft. width for driveways serving two or more units, and requires landscape parkways with a combined width of 10 ft. to be provided along the sides of common driveways. The applicant is requesting a minor modification to allow a 12 ft. wide driveway to serve these three units, and a variance to deviate from landscaping on either side of the driveway. Since the lot is only 56 ft. wide and the existing structure is set back 12 ft. from the left (north) side property line, the required 16 ft. wide driveway and 10 ft. of parkway landscaping cannot be provided without demolishing a portion of the residence.

The original intent of the driveway landscaping requirement was to provide visual relief for driveways serving multiple-family or common interest developments, where driveways are often longer (e.g., 300 ft. deep lots). The shorter depth of this lot (194 ft.), and the resultant shorter length of the driveway (106 ft.), reduces the visual impact the driveway will have. Also, it is an existing driveway and the view of the driveway from the street will not change as a result of the new duplex at the rear. The existing 12 ft. wide driveway will still provide adequate on-site circulation for 3 units.

MINOR DESIGN REVIEW

Any two-story construction that results in 3 or more units on a property is subject to a design review, which requires Planning Commission consideration. This allows review of the structure's scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

The proposed construction meets or exceeds all residential development standards and the intent of the design guidelines. Although the rear structure has a second-to-first floor ratio of 84% (1,612 sq. ft./1,922 sq. ft.), it incorporates variable rooflines and multiple building planes to break up the elevations, and therefore provides visual relief.

Staff has conducted a field inspection of the property and is of the opinion that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood. There are several 2-story residences in the area so it would not appear out of place or obtrusive. Privacy impacts should be limited because the proposed second floor areas have greater side setbacks than required by code, or recommended by the design guidelines (5 ft. required; 10 ft. average recommended; 10 ft. – 16ft. average proposed). The second floor of the rear building is set back 20 ft. from the rear property line.

ALTERNATIVES

If the variance and minor modification are denied, it would prevent additional units from being constructed at the rear of the existing structure since 10 ft. parkway landscaping would be required. An addition to the front unit could be constructed with approval of a design review.

If the variance/minor modification and design reviews are denied, neither portion of the proposed project would be allowed. The applicant could not submit substantially the same type of design for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act.

CONCLUSION

With exception of the requested variance and minor modification, the proposed construction satisfies all applicable code requirements and residential design guidelines. Architectural articulation is provided through a variety of roof and wall planes. The original intent of the landscaped parkway was to provide visual relief for developments where driveways are typically longer. Approval of the variance to eliminate driveway landscaping would not result in a negative visual impact since no change to the front half of the lot is proposed. Approval of the minor modification for a 12 ft. wide driveway will still provide adequate circulation and access for three units.

Attachments: Draft Planning Commission Resolution

Exhibit "A" - Draft Findings

Exhibit "B" - Draft Conditions of Approval

Applicant's Project Description and Justification

Zoning/Location Map

Plans

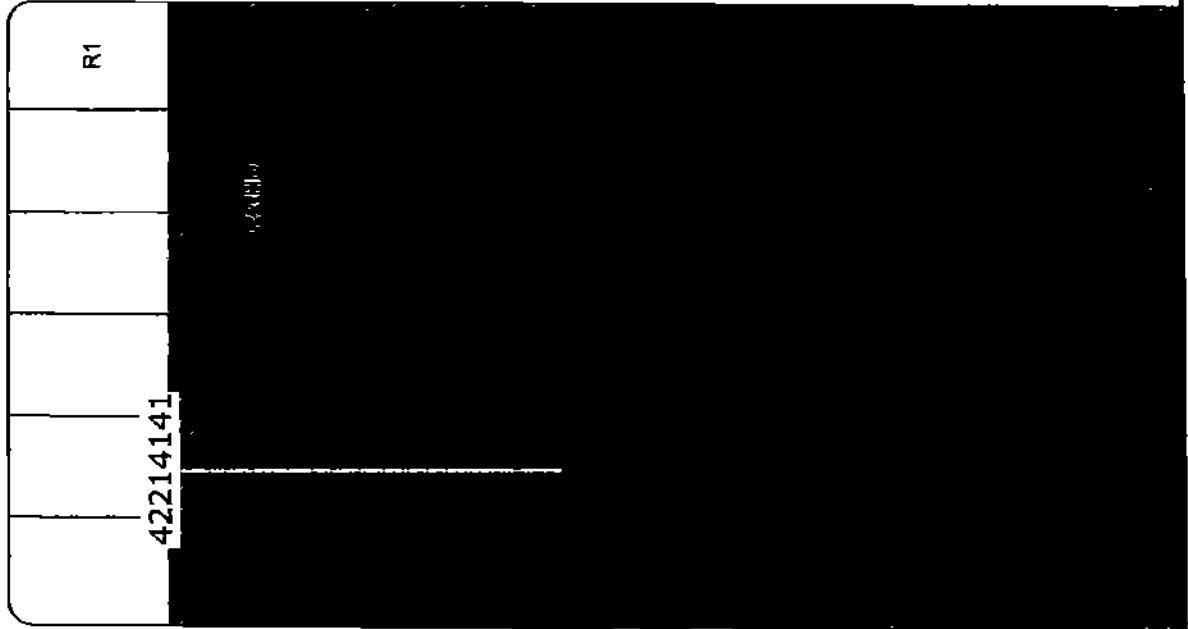
cc: Deputy City Mgr.-Dev. Svs. Director
Acting City Attorney
Sr. Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

LamTristan Nguyen
12461 Merrill Street
Garden Grove, CA 92840

1992 Anaheim Avenue

Zoning/Location Map

YORKSHIRE



Legend



Selected Features

Street Names



Parcel Lines

City Boundary



Zoning

Other

Administrative & Professional



Local Business



Local Business & School



General Business



Commercial Limited



Institutional & Recreational



Institutional & Recreational - School



General Industrial



Industrial Park



CCPP



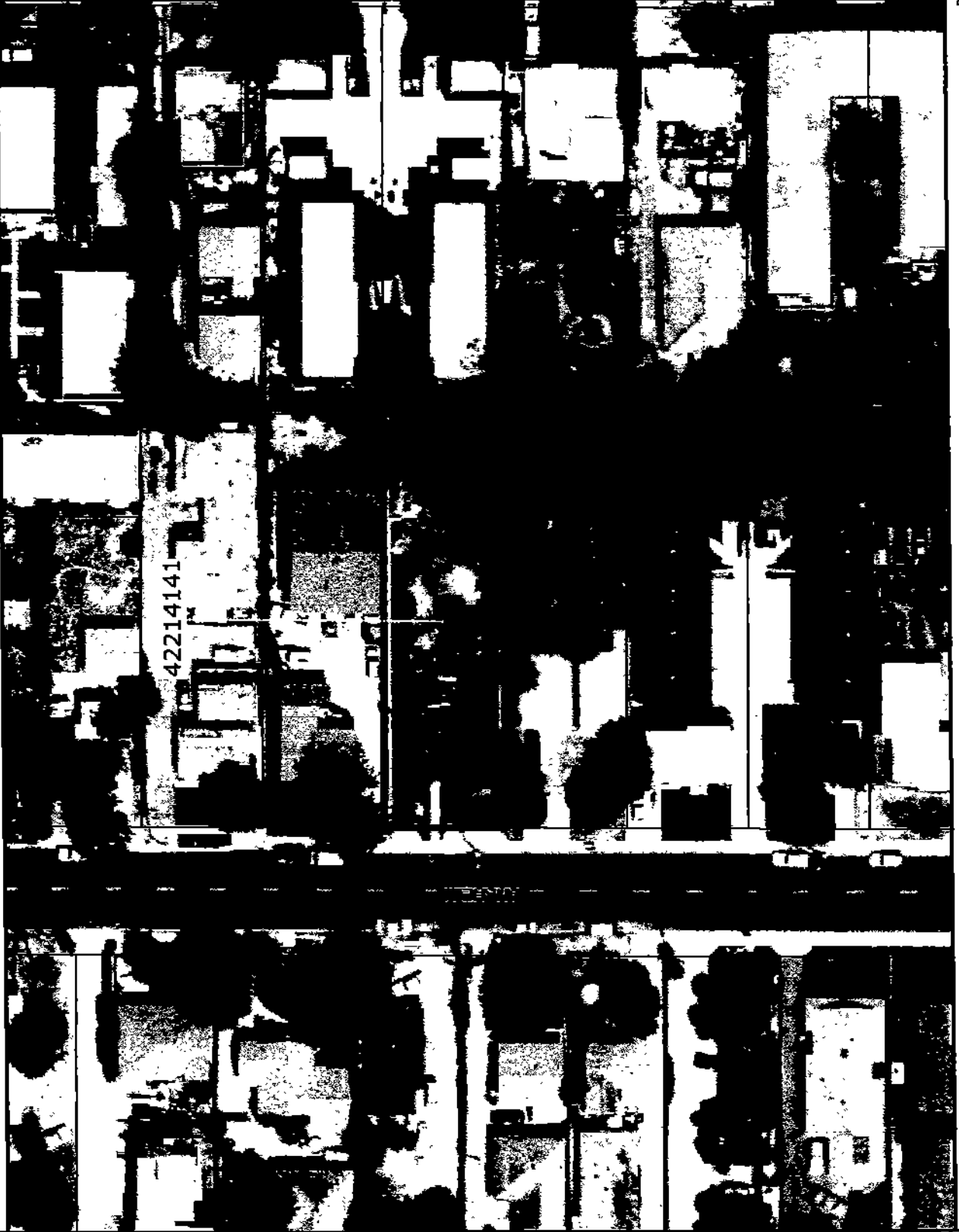
Off Street Parking



Planned Development Commercial

1992 Anaheim Ave.

Aerial Photograph



Legend



Selected Features

Street Names

Parcel Lines

City Boundary

Ortho Photography

Parcels



LETTER OF EXPLANATION

FOR EXTENDING MORE TIME TO COMPLETE PROJECT NO: PA-04-17

Date: August 30, 2005

To: Project Planner: WENDY SHIH (714) 754-5136
& Costa Mesa Planning Commissioners.

From: Tristan Nguyen (Applicant) & Owners of property.

Re: Extending the expire date for Project No: PA-04-17
1992 Anaheim Ave., Costa Mesa, CA

Dear Wendy Shih & Costa Mesa Planning Commissioners.

According to record, my project will expire on September 16, 2005; I would like to ask for your permit to extending more time so I can complete all necessary requirements permits for building this project.

The reasons for this extending as following:

- 1. I did not realized that I need to have a building permit before or on expire date, I though we need to submit a plan check before or on that date.***
- 2. I had a seriously problem with my family, one of my sons had pass away & my wife was born a baby as premature; so I must be taking care of my wife and trying to keep my family moving forward as many ways as I can; Therefore I am getting behind all of my projects; one of my projects is this one.***

However, I am trying to move this project as fast as I can; I did submit for Grading plan and next two weeks I will submit my building set along with soil report for plan check; I am just letting you known that I am working and trying move along; but the times is not permitted; therefore I am asking you for help to extending more time so I can completed and getting all building permits.

According to record from approval last time, the design will remained unchanged along with Planning commission Resolution and I hope you understand that and let me have one more chance.

Thank you very much for your cooperation.

Sincerely,


Tristan Nguyen
Designer



**BUILDING DESIGN
& CONSULTING, INC.**
10000 WILSON AVENUE, SUITE 100
DUBLIN, CALIFORNIA 94568
TEL: (925) 835-1100
FAX: (925) 835-1101
WWW.BDCONLINE.COM

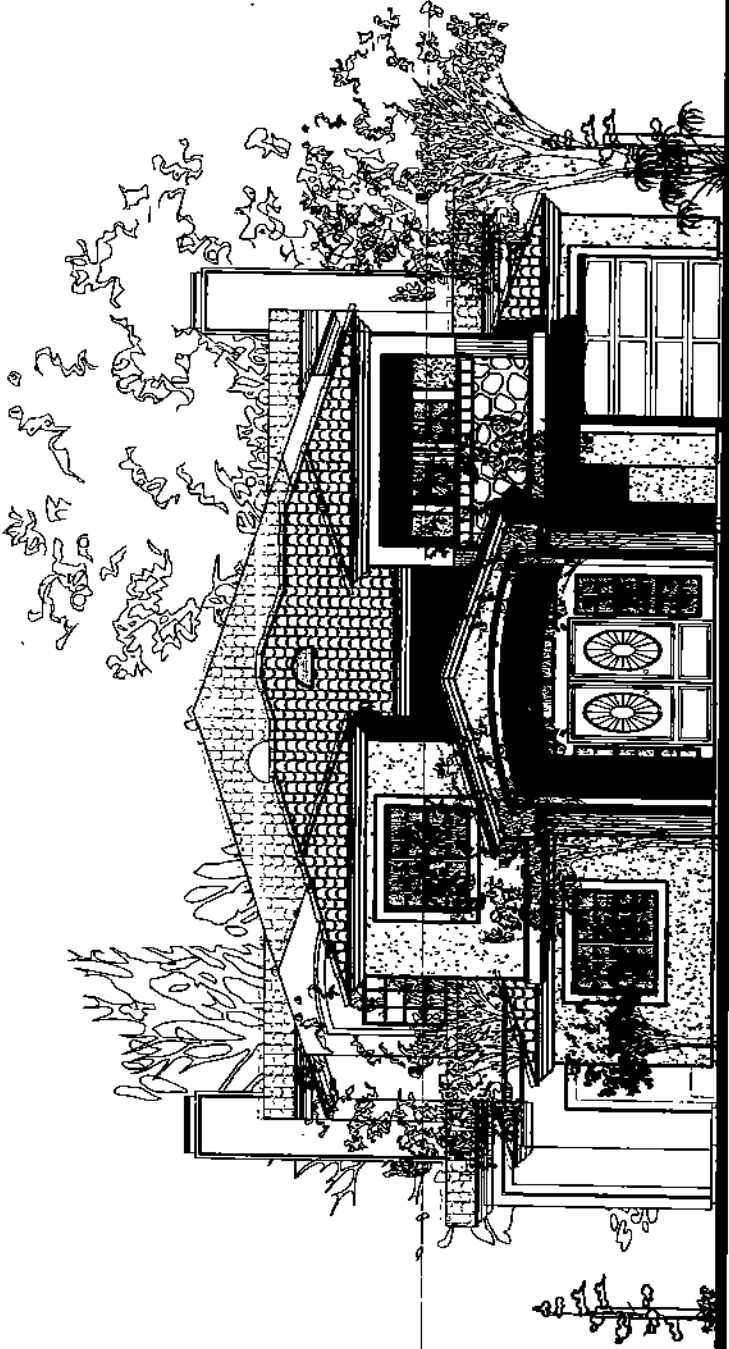
RENEE & DIANE GENERAL PARTNERSHIP
PROPOSAL 2 NEW UNITS - REAR 1
REMODELING FRONT UNIT
2000 AMERICAN AVE., CITY OF COSTA MESA, CA
FOR THE CITY OF COSTA MESA, CA
DATE: 01/10/01

ELEVATIONS
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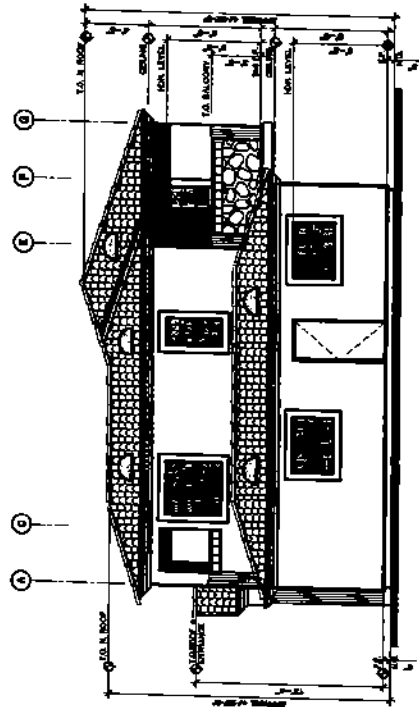
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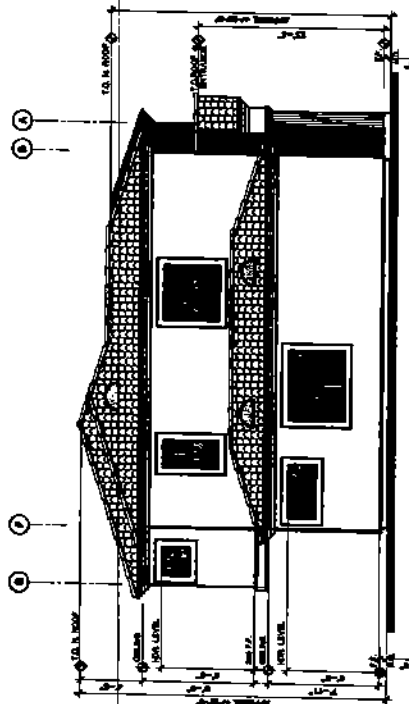
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OF SHEETS



ELEVATION VIEW FROM STREET - (COMBINED FRONT & REAR UNITS)



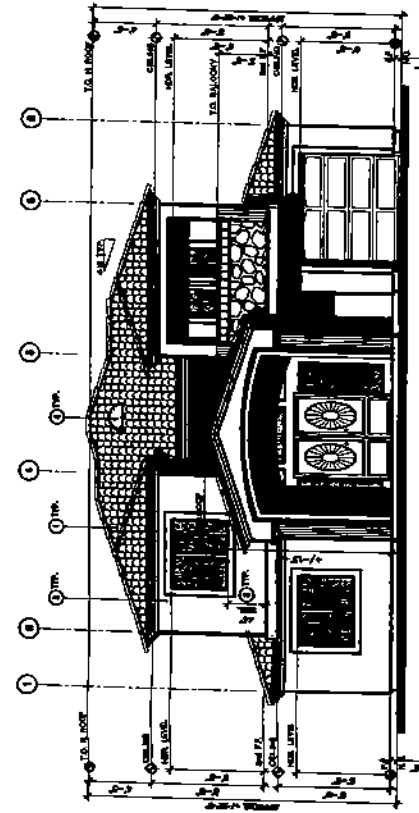
LEFT ELEVATION (SOUTH) (Front Unit)



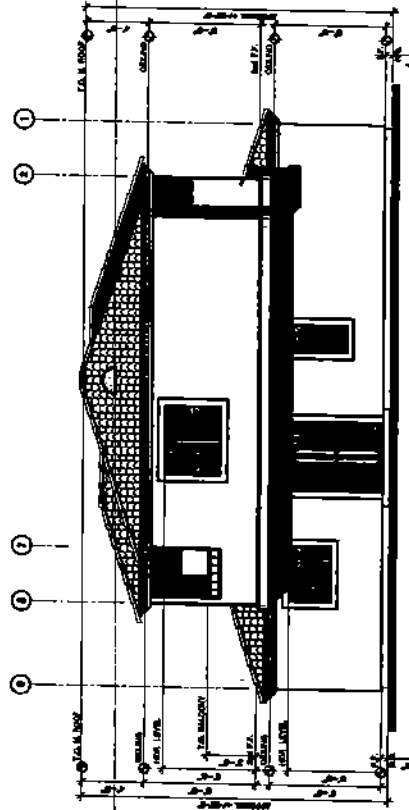
RIGHT ELEVATION (NORTH) (Front Unit)

ELEVATION KEY NOTES:

1. ALL MATERIALS SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL MATERIALS SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL MATERIALS SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
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9. ALL MATERIALS SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
10. ALL MATERIALS SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.



FRONT ELEVATION (WEST) (Front Unit)



REAR ELEVATION (EAST) (Front Unit)



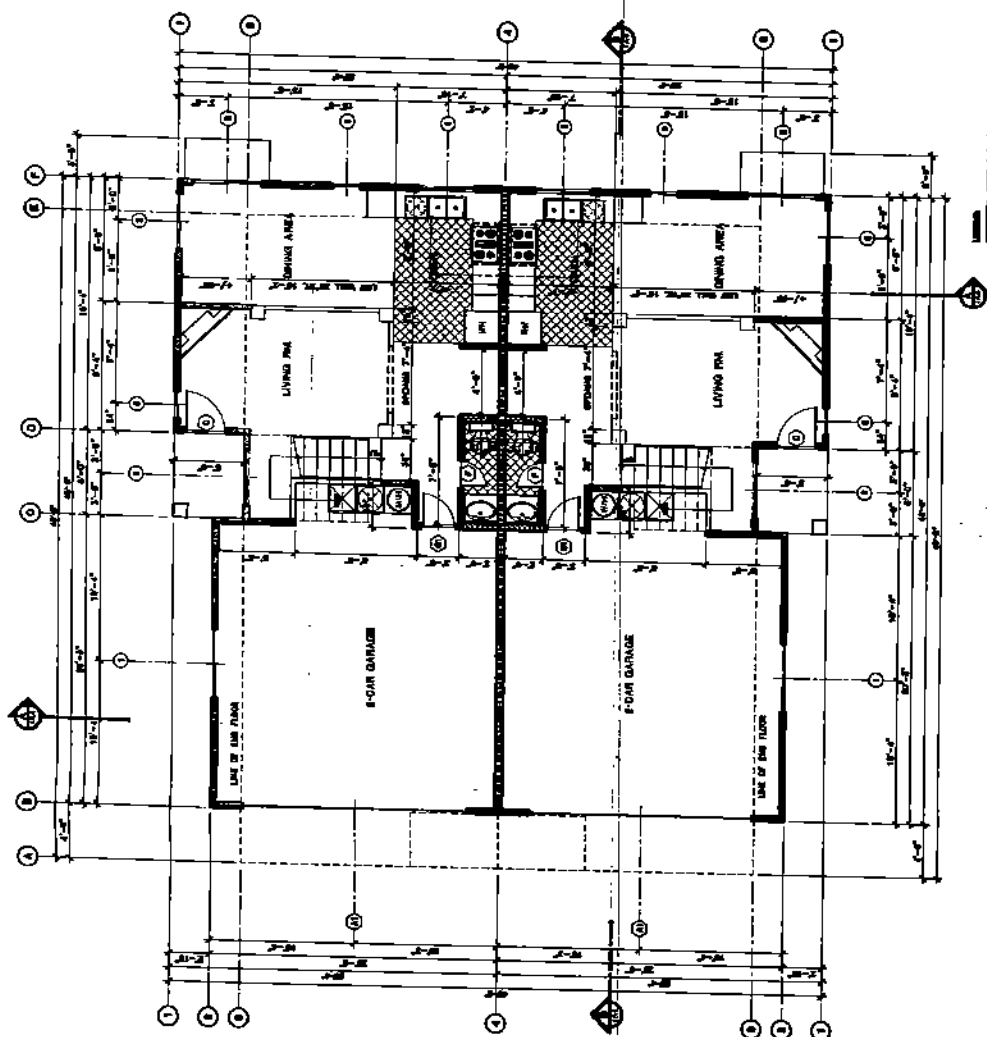
PROPOSAL FOR NEW UNIT & REAR & FRONT ELEVATIONS
 1000 AVENUE, CITY OF COSTA MESA, CA
 92626-1000
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ELEVATION KEY NOTES:

REVISION	DATE	BY	CHKD
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2	10/1/00	10/1/00	10/1/00
3	10/1/00	10/1/00	10/1/00
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5	10/1/00	10/1/00	10/1/00
6	10/1/00	10/1/00	10/1/00
7	10/1/00	10/1/00	10/1/00
8	10/1/00	10/1/00	10/1/00
9	10/1/00	10/1/00	10/1/00
10	10/1/00	10/1/00	10/1/00

DATE: 10/1/00
 BY: 10/1/00
 CHKD: 10/1/00
 SHEET NO. 10/1/00

1A3
 OF 10



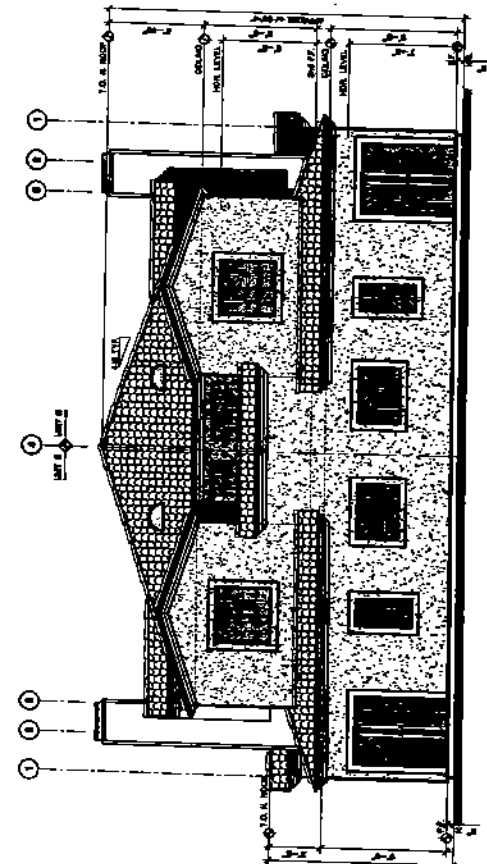
FROM BUREAU OF ALBANY
RECEIVED IN ALBANY OFFICE OF DISTRICT
ATTORNEY ON THIS DATE BY MAILING

1ST FLOOR PLAN (REAR UNIT)

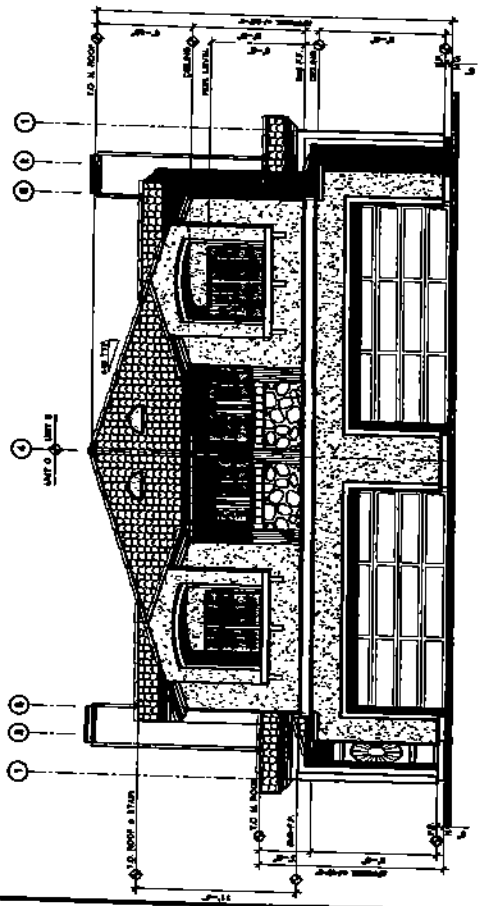
[illegible][illegible][illegible]



REAR ELEVATION (EAST) (Rear Unit BAC)
 PROJECT DATA:
 PROJECT NO. 1000
 PROJECT NAME: 2 NEW UNITS & REAR & REAR
 PROJECT ADDRESS: 1000 S. GATEWAY BLVD. SUITE 100
 PROJECT CITY: SAN ANTONIO, TEXAS 78207
 PROJECT STATE: TEXAS
 PROJECT COUNTRY: UNITED STATES OF AMERICA



REAR ELEVATION (EAST) (Rear Unit BAC)

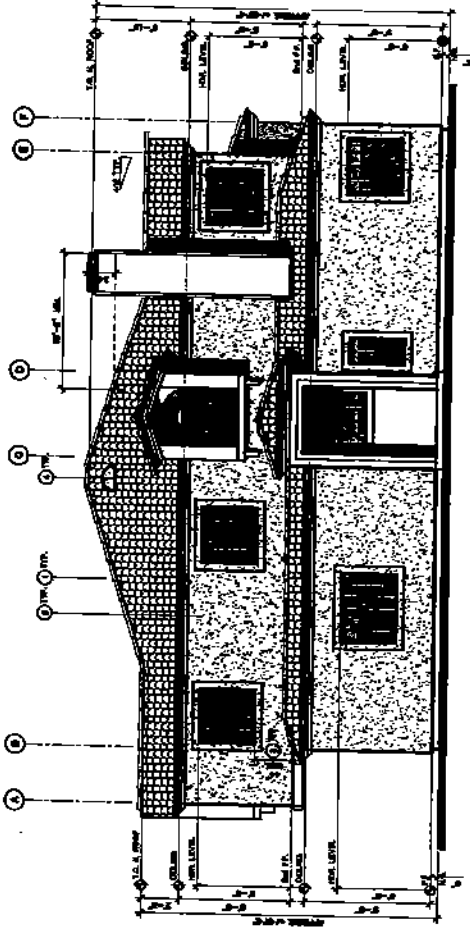


FRONT ELEVATION (WEST) (Rear Unit BAC)

ELEVATIONS KEY NOTES:

1. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
2. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
3. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
4. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
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9. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
10. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
11. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
12. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
13. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
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15. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
16. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
17. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
18. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
19. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
20. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

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LEFT & RIGHT ELEVATION (NORTH & SOUTH) (Rear Unit BAC)

ELEVATIONS

NO.	DATE	BY	CHKD.	APP'D.	REVISION
1	10/10/10	J. DIAL	J. DIAL	J. DIAL	1.00
2	10/10/10	J. DIAL	J. DIAL	J. DIAL	1.00
3	10/10/10	J. DIAL	J. DIAL	J. DIAL	1.00
4	10/10/10	J. DIAL	J. DIAL	J. DIAL	1.00
5	10/10/10	J. DIAL	J. DIAL	J. DIAL	1.00
6	10/10/10	J. DIAL	J. DIAL	J. DIAL	1.00
7	10/10/10	J. DIAL	J. DIAL	J. DIAL	1.00
8	10/10/10	J. DIAL	J. DIAL	J. DIAL	1.00
9	10/10/10	J. DIAL	J. DIAL	J. DIAL	1.00
10	10/10/10	J. DIAL	J. DIAL	J. DIAL	1.00

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 OF SHEETS